

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 22 HAZEL ST

Parcel ID: 061-080

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BROCKTON MA 02301

MARCELINO RITO SOLANGE M MARCELINO 22 HAZEL ST

GENERAL INFORMATION

Living Units 2 Neighborhood 120 Alternate ID 6 Vol / Pg 49357/7

District Zoning Class

Residential

Property Notes

06/2011 MLS SHORT SALE



061-080 03/24/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	3,478			73,290

Location:

Total Acres: .0798

10/30/03

03/20/02

12/01/84

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	73,300	73,300	0	69,800
Building	327,200	349,700	0	285,800
Total	400,500	423,000	0	355,600

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

26920/127

21745/31

Spot:

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
08/21/19	1517	6,000	REMODEL		100
10/21/05	45267	16,600	BLDG	Strip & Reroof	0

		Entrance inform	1 ation
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
08/14/20	CP	Field Review	Other

100 Land + Bldg

205,000 Land + Bldg

67,500 Land + Bldg

		Sales/Owners	ship History		
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee
12/28/17	390,000 Land + Bldg	Valid Sale	49357/7	Quit Claim	MARCELINO RITO
06/06/11	175,000 Land + Bldg	Valid Sale	39997/330		
09/30/04	328,000 Land + Bldg	Valid Sale	29165/99		
05/14/04	299,000 Land + Bldg	Sold Twice In Same Year	28204/091		

Transfer Of Convenience

Valid Sale



RESIDENTIAL PROPERTY RECORD CARD 2

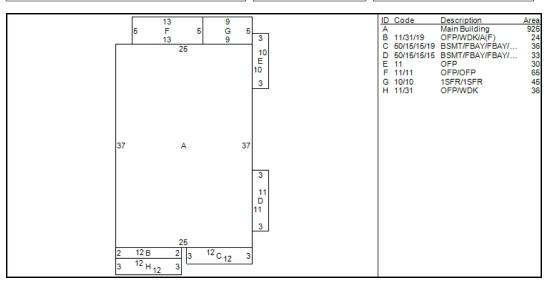
2021

BROCKTON

Situs: 22 HAZEL ST Parcel Id: 061-080 **Dwelling Information** Style Two Family Year Built 1890 Story height 2 Eff Year Built Attic Unfin Year Remodeled Exterior Walls Asbestos **Amenities** Masonry Trim x Color Green In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Oil Openings System Type Steam Pre-Fab Room Detail Bedrooms 5 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 12 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No Adjustments Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C+ Market Adj Condition Average **Functional** CDU AVERAGE **Economic** Cost & Design 10 % Good Ovr % Complete **Dwelling Computations** 365,740 Base Price % Good 62 9,787 **Plumbing** % Good Override 20,800 Basement **Functional** 0 Heating **Economic** 8,957 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 405,280 Additions 73,280 Subtotal 925 **Ground Floor Area** 2,141 Dwelling Value 349,680 **Total Living Area**

Building Notes

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Outbuilding Data											
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value				

	Condominium / Mobile Home Information								
Complex Name Condo Model									
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)								

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		11	31	19	3,780	5		11	11		4,090
2	50	15	15	19	19,780	6		10	10		18,100
3	50	15	15	15	23,750	7		11	31		2,420
4		11			1,360						